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**PLANNING COMMISSION  
IN-PERSON AND VIRTUAL MEETING AGENDA  
Monday, June 6, 2022 at 7:00 pm**

**IN-PERSON MEETING LOCATION:** 3515 Broad St, Dexter, MI  
**VIRTUAL ZOOM MEETING LINK:** <https://us06web.zoom.us/j/87601414840>  
**CALL IN BY PHONE:** 888-788-0099 or 877-853-5247 **Meeting ID:** 876 0141 4840

- I. Roll Call**  
Matt Kowalski, Chair  
Alison Heatley  
Karen Roberts  
Student Reps: Isabella Malek  
Thomas Phillips, Vice Chair  
Chet Hill  
Wa Hubbard, Ex-officio  
Stuart Bovich  
Jim Carty  
Kyle Marsh  
Dustin Wise
- II. Action on Meeting Minutes from:** Regular Minutes of May 2, 2022 **Pg. 1-8**
- III. Approval of Agenda**
- IV. Public Hearing(s):** None
- V. Pre-Arranged Participation** (*Comments shall be limited to 10 minutes*)- Common Sail- presentation of concept for 3045 Broad Street. **Pg. 9-48**
- VI. Reports of Officers:**  
**A.** Chairman Report  
**B.** Planning Commissioners and Council Ex officio Reports  
**C.** Committee Reports  
**D.** Community Development Office Reports – CDM **Pg. 49-104**
- VII. Citizen Wishing to Address the Commission (Non-Arranged Participation)** - *Those wishing to address the Planning Commission must follow the instructions in the [City of Dexter Resident Zoom Meeting User Guide](#) and provide their name and address. Each speaker is limited to 5-minutes or 10-minutes for a representative of a bona fide group/organization.*
- VIII. Old Business**  
**A. Zoning Ordinance Update** – Review and discussion of complete draft of Zoning Ordinance Update, prior to scheduling a public hearing. **Pg. 105-568**
- IX. New Business**  
**A. AP2021.22-14 CSP Kids' Land Montessori, 2870 Baker Road** – Consider combined site plan for a proposed change of use at 2870 Baker Road, from medical/professional offices to a private school. **Pg. 569-606**
- X. Proposed business for Tuesday, July 5, 2022:**  
**A.** Zoning Ordinance Update Public Hearing
- XI. Citizens wishing to address the Commission**
- XII. Adjournment**
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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting. City staff will be pleased to make the necessary arrangements.